

Item #: 2  
Hearing #: 05-94



## Miami-Dade County Public Schools

*giving our students the world*

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Rose Diamond

**Planning Officer**  
Ana Rijo-Conde, AICP

May 23, 2006

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Ms. Maria Teresa-Fojo, Division Chief  
Miami-Dade County  
Department of Planning and Zoning  
Zoning Evaluation Section  
111 NW 1 Street, Suite 1110  
Miami, Florida 33128

**Re: Redlands Cove F.K.A. Chum Kim Vu and Phungmy Vuong - Application No. 05-094 (CC14)**  
**Southeast Corner of SW 276 Street and SW 157 Avenue**  
**Revised**

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Redland Elementary and South Dade Senior High School currently operating at 120% and 131% of FISH % utilization, respectively (please see attached analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal, and the approved Review Criteria the District met with the applicant on June 6, 2005 and May 23, 2006, to discuss the impact of the proposed development on public schools.

The District is grateful that the applicant took the time to meet with the School District to discuss possible mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered to the School Board a monetary donation, over and above impact fees. The payment of the required educational impact fees for this proposed development and the proffered monetary donation will provide the full capital cost of student stations for the additional students generated by the proposed development. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

**School Board Administration Building • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132**  
**305-995-7285 • FAX 305-995-4760 • [arijo@dadeschools.net](mailto:arijo@dadeschools.net)**

Ms. Maria Teresa-Fojo  
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Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis.

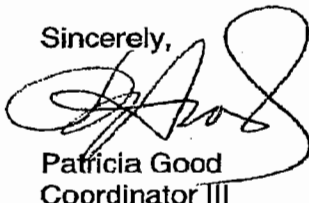
Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 15-unit development is estimated to generate approximately \$33,600 (\$2,400 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good  
Coordinator III

PG:pg  
L-1366  
Attachment

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne  
Mr. Michael A. Levine  
Mr. Ivan M. Rodriguez  
Ms. Vivian Villaamil  
Mr. Jerry Proctor

**SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 05-094, Redlands Cove F.K.A. Chum Kim Vu and Phungmy Vuong (CC14)

**REQUEST:** Zone change from AU to EU-S

**ACRES:** 10 acres

**MSA/Multiplier:** 7.3/.70

**LOCATION:** Southeast Corner of SW 276 Street and SW 157 Avenue

**NUMBER OF UNITS:** 14 additional single-family units (2 units currently permitted under existing zoning classification, for a total of 16 units)

**ESTIMATED STUDENT POPULATION:** 10 students\*

**ELEMENTARY:** 5

**MIDDLE:** 2

**SENIOR:** 3

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Redland Elementary - 24701 SW 162 Ave.

**MIDDLE:** Redland Middle - 16001 SW 248 St.

**SENIOR HIGH:** South Dade Senior - 28401 SW 167 Ave.

All schools are located in Region 6

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Redland Elem.	1086/ 1091*	903	120%/ 120%*	0	120%/ 120%*	1202
Redland Middle	1458/ 1460*	1230	119%/ 119%*	79	111%/ 111%*	2247
South Dade Sr.	2759/ 2762*	1721	160%/ 160%*	380	131%/ 131%*	2913

\* increased student population as a result of the proposed development.

\*\* Estimated # of students (cumulative) based on zoning/land use log (2001- present) and students are figured in current population assuming all approved developments are built; also assumes none of the prior cumulative

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, the elementary and senior high schools meet the review threshold.

#### PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005):

##### Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "SS1" (Redland and Homestead Middle School Relief) (1662 student stations)	Construction	School Opening 2007
State School "YY1" (Redland, Hammocks, Ammons and Richmond Heights Middle School Relief) (2232 student stations)	Construction	School Opening 2007
State School "CCC1" (Partial Replacement of South Dade Sr. High School) (1522 additional student stations)	Construction	School Opening 2009
State School S/S "A1" (Chapman, Naranja and Redland Elementary School Relief) (826 student stations)	Design	School Opening 2007

State School "CC1"/

Design

School Opening 2007

K-8 @ Palm Glade  
(Pine Villa and Redland  
Elementary School Relief,  
and Redland Middle School Relief)  
(1642 student stations)

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan) 2729  
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 5766  
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan) 3243

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$65,490.

**CAPITAL COSTS:** Based on the State's October-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	5 x \$ 14,371 = \$ 71,855
MIDDLE	Does not meet the threshold
SENIOR	3 x \$ 21,804 = \$ 65,412
Total Potential Capital Cost	\$137,267

\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.